

APPROVED 2/2/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 5, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Dominic M. Palumbo, Chairman
James J. Giulietti, Vice Chairman
Douglas E. Roberts, Secretary
Vern E. Carlson
Brian Cummings
William D. O'Hare, Alternate

MEMBERS ABSENT:

John H. Vanacore, Alternate
Antoinetta A. Carmody, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Palumbo, Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo explained the procedures for the public hearing and stated that application P08-69, 148R Washington Avenue, is postponed to the February 2, 2009 meeting and application P09-03, 55 Middletown Avenue, was withdrawn by the applicant.

8-24 REFERRALS:

1. #P09-04 Section 8-24 Referral – Application of the Town of North Haven for design and construction of improvements to Valley Service Road.

Mr. Jonathan Bodwell, Town Engineer, further explained the application for creating a bypass route from Valley Service Road through the Pratt & Whitney site onto Washington Avenue. The Commission asked questions and Mr. Bodwell responded.

2. #P09-05 Section 8-24 Referral – Application of the Town of North Haven for design, acquisition, installation and construction of drainage and related improvements to Todd Drive and Todd Drive South/Pine Brook areas of the town.

Mr. Jonathan Bodwell, Town Engineer, further explained the application to improve drainage in the Todd Drive and Todd Drive South/Pine Brook areas. The Commission asked questions and Mr. Bodwell responded.

PUBLIC HEARING:

Mr. Roberts read the call for the first public hearing.

1. #P09-01 Subdivision Application of Haven West, LLC, Applicant and Owner, for two (2) lots, relative to 222 McDermott Road, (Map 3, Lot 5). Plan Entitled: Subdivision Map, Prepared for: Crystal Developers, LLC, 222 McDermott Road, North Haven, CT. Dated June 30, 2008 rev. 10/27/08. Scale 1" = 50'. IL-30 Zoning District.

Attorney Michael Brandi with Cohen and Acampora presented the application to permit the subdivision of this parcel into two lots. The front lot has an existing commercial building. The rear lot will also be used for commercial purposes. This application received a positive referral from the Inland Wetlands Commission at their December 17, 2008 meeting. The Commission is concerned with the degree of contamination on the site and the condition of the existing building. Mr. Giulietti would like sidewalks along McDermott Road.

Mr. Palumbo asked for public comment.

There being no public comment, the public hearing was closed.

SITE PLANS:

2. #P08-69 Site Plan Application of Sylvia Dell'Oro, Owner and Applicant, relative to 148R Washington Avenue, (Map 73, Lot 34). Plan Entitled: Site Development Plan, For Change of Use Application, Dell'Oro Plaza, 144-148 Washington Avenue, North Haven, Connecticut 06473. Prepared by John Paul Garcia and Associates, Dated 9/2/08. Scale 1" = 20'. CB-20 Zoning District.

This application is postponed to the February 2, 2009 meeting.

3. #P09-02 Site Plan Application of Raymour & Flanigan Furniture, Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive, (Map 11, Lot 2). Plan Entitled: Site Improvement Plan Set" for Raymour & Flanigan Furniture, 70 Universal Drive, New Haven County, North Haven, Connecticut. Prepared by Bohler Engineering, Dated 12/6/08. Scale 1" = 50'. IL=30 Zoning District.

Mr. Lucien DiStefano with Bohler Engineering presented the application to permit the change of use of 6,800 square feet of retail space, at 70 Universal Drive, to a Longhorn Steak House restaurant. Minimal site work is being proposed. This application received a positive referral from the Inland Wetlands Commission on December 17, 2008. Parking exceeds 200 spaces for this site; therefore, approval of the State Traffic Commission is

required. Landscaping improvements are also being proposed. Mr. Milmanow with Raymour and Flanigan and Mr. DiStefano responded to the Commission's questions.

4. #P09-03 Site Plan Application of Peter Pachelo, Applicant, Robert DeStefano, Owner, relative to 55 Middletown Avenue, (Map 3, Lot 14). Plan Entitled: New Entrance and Site Plan, Dunkin Donuts, 55 Middletown Avenue, North Haven, Connecticut. Prepared by N.A. Velleca Engineering, LLC, Dated December 2, 2008. Scale 1" = 20'. CB-20 Zoning District.

This application was withdrawn by the applicant.

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

8-24 REFERRALS:

1. #P09-04 Section 8-24 Referral – Application of the Town of North Haven for design and construction of improvements to Valley Service Road.

Mr. Carlson moved to approve Section 8-24 Referral – Application of the Town of North Haven for design and construction of improvements to Valley Service Road; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

2. #P09-05 Section 8-24 Referral – Application of the Town of North Haven for design, acquisition, installation and construction of drainage and related improvements in the Todd Drive and Todd Drive South/Pine Brook areas.

Mr. Carlson moved to approve Section 8-24 Referral – Application of the Town of North Haven for design, acquisition, installation and construction of drainage and related improvements in the Todd Drive and Todd Drive South/Pine Brook areas; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

PUBLIC HEARINGS:

1. #P09-01 Subdivision Application of Haven West, LLC, Applicant and Owner, for two (2) lots, relative to 222 McDermott Road.

Mr. Roberts moved to approve the application; Mr. Carlson seconded the motion.

Mr. Giulietti amended the motion to include proof of the easement; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti - aye Roberts - aye Carlson – aye Cummings – aye

The application was approved with appropriate conditions.

SITE PLANS:

3. #P09-02 Site Plan Application of Raymour & Flanigan Furniture, Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive.

Mr. Roberts moved to approve the application; Mr. Giulietti seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti - aye Roberts - aye Carlson– aye Cummings – aye

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None

OTHER: 1002 Middletown Avenue, North Branford

Mr. Fredricksen explained to the Commission that the Town of North Branford is notifying the Town of North Haven of a farmer's market proposal because it will be located within 500 feet of the North Haven town line.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P08-38, 100 United Drive

Mr. Giulietti moved to release the bond for application #P08-38, 100 United Drive, in the amount of \$5,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo - aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

CHANGE OF USE: None

CORRESPONDENCE: - Conn. Federation of Planning & Zoning Agencies,
Quarterly Newsletter, Fall 2008
- Conn. Bar Assoc. Education Training Seminar
- Pharmacia & Upjohn, Firewater Pond Status Report

MINUTES:

December 1, 2008

Mr. Carlson moved to approve the minutes of December 1, 2008; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 7:47 PM.